Name and Address of New Owner:
Lanny Lee Wiles & Margaret G. Johnson
8430 Manus Rd.
Readyville, TN 37149

Send Tax Bills To:
Lanny Lee Wiles & Margaret G. Johnson
8430 Manus Rd.
Readyville, TN 37149

Karen Johnson Davidson County
Batch # 1110953 DEEDQC
03/14/2024 08:38:47 AM 3 pgs
Fees: $18.00 Taxes: $166.50
20240314-0017580

This Instrument Prepared By:
East Main Title, LLC
201 E. Main St., Ste 315
Murfreesboro, TN 37130

Map & Parcel No: 147 03 0A 100.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lanny Lee Wiles, a married man, and Dennis Burton Wiles, a married man, as tenants in common,** "the Grantor," convey and quitclaim unto **Lanny Lee Wiles and Margaret G. Johnson, husband and wife,** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, Being Unit H-6 of Harding Place Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Harding Place condominiums of record in Book 5200, page 571, Register's Office of Davidson County, Tennessee, for a more complete identification and description of such Unit.
>
> Being the same property conveyed to Lanny Lee Wiles (married) and Dennis Burton Wiles (married), as tenants in common by Executor's Deed from Lanny Lee Wiles, Executor of the Estate of Virginia Elizabeth Burton Wiles, deceased, dated February 10, 2023 and recorded on March 20, 2023 as Instrument Number 20230320-0019648, Register's Office of Davidson County, Tennessee.

This is not the personal, marital, or primary residence of the Grantors, their spouses and/or any dependents.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 29th day of February, 2024.

Lanny Lee Wiles

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 29th day of February, 2024, before me personally appeared Lanny Lee Wiles, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of February, 2024.

Kellie H Moss
Notary Signature
My commission expires: 6-23-2025

KELLIE H. MOSS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-23-2025

Dennis Burton Wiles

Dennis Burton Wiles

STATE OF GEORGIA
COUNTY OF DEKALB

On this 6th day of March, 2024, before me personally appeared Dennis Burton Wiles, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of March, 2024.

Notary Signature
My commission expires: 10/25/2027

N D DIAMOND
NOTARY PUBLIC
DEKALB County
State of Georgia
My Comm. Expires 10/25/2027

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$0.00~~ $45,000.00 RB, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kunia H. Moss
Affiant

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 8th day of March, 2024.

Notary Signature
My commission expires: June 16, 2027

RACHEL BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY